



Planning Cases Stalder Plaza

P16-0323, P16-0324 and P17-0196

Community & Economic
Development Department

Planning Commission

Agenda Item: 2

April 20, 2017

RiversideCA.gov

STALDER PLAZA



2



RiversideCA.gov

LOCATION



3

RiversideCA.gov

SPECIFIC PLAN/ZONING MAP



4

RiversideCA.gov

SURROUNDING PROPERTIES



RiversideCA.gov

5

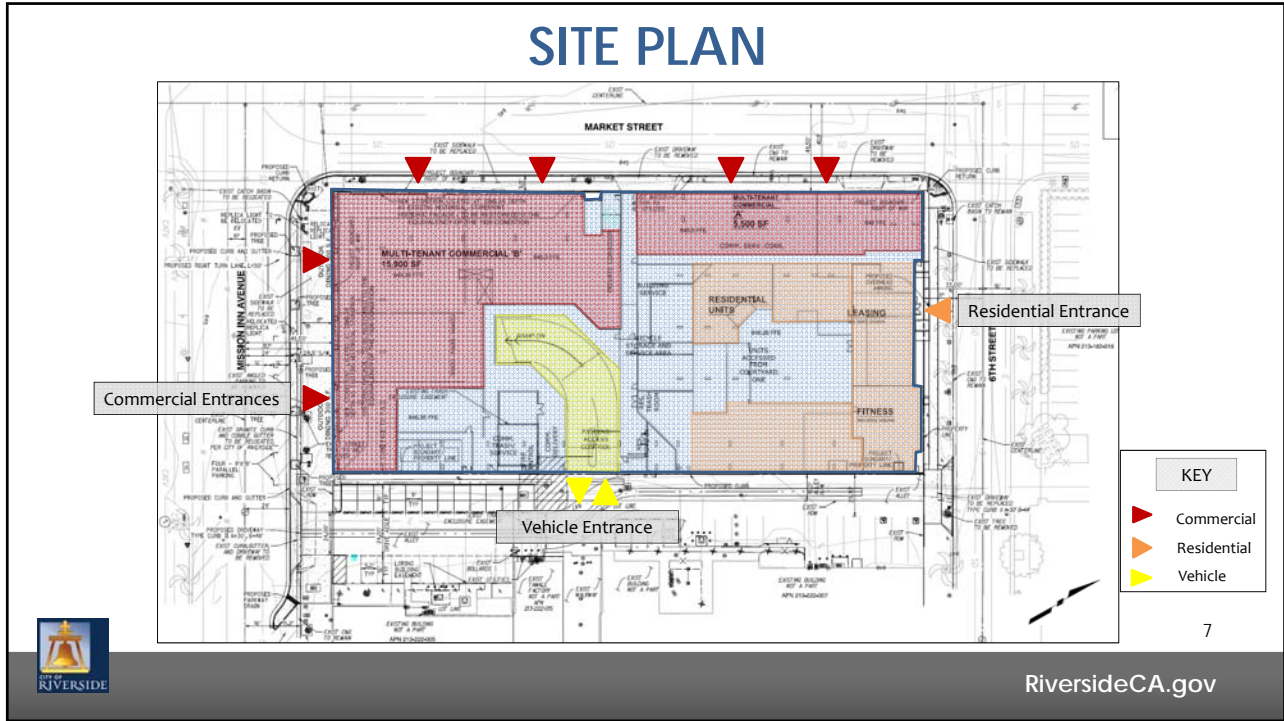
EXISTING SITE



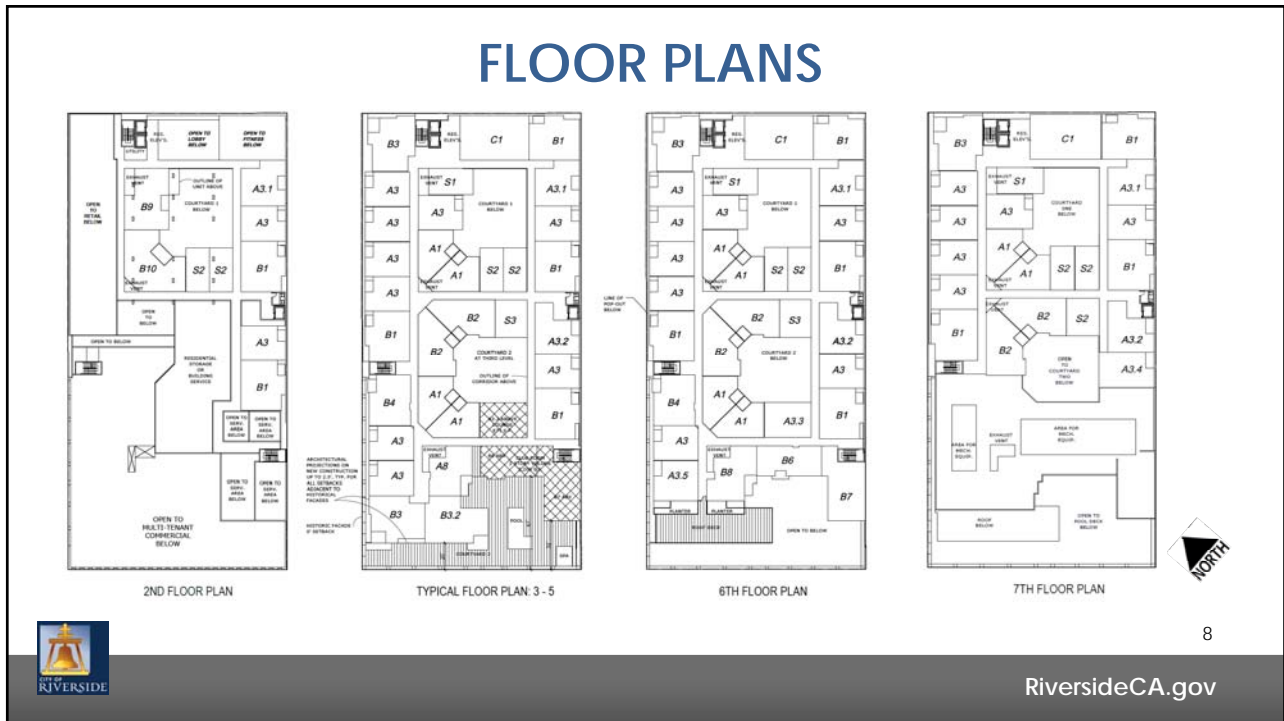
RiversideCA.gov

6

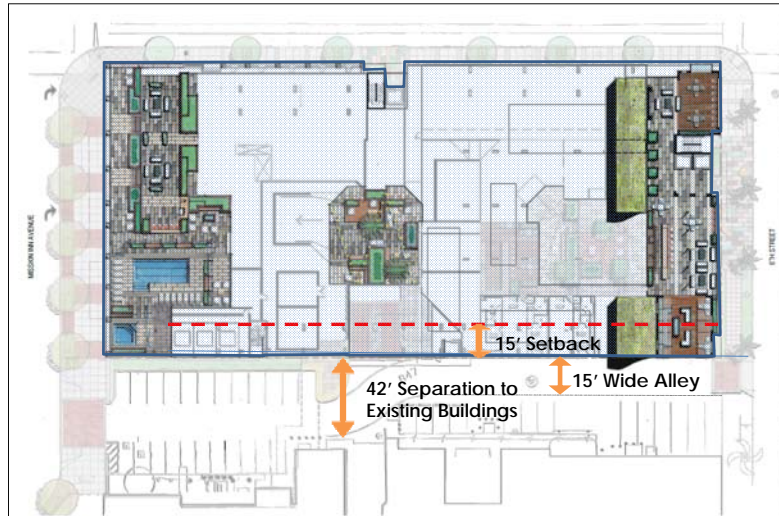
SITE PLAN



FLOOR PLANS



BUILDING SETBACK



SUBTERRANEAN PARKING



PARKING

- Garage 7 (public)**
- 397 spaces
- Open to public 24/7
- Pay Parking

- Riverside Metro Center (private)**
- 372 spaces
- Open to public 7:00am – 6:00pm; 7-days a week

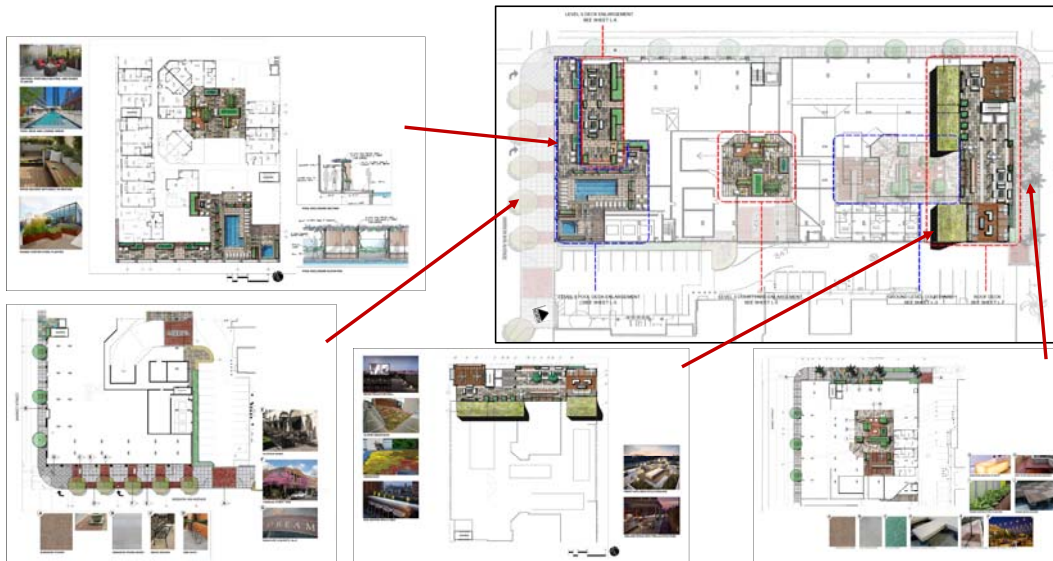


- Project (private)**
- 337 spaces
- 278 Residential
- 59 Commercial

- Garage 3 (public)**
- 292 spaces
- Open to public 24/7
- Pay parking



CONCEPTUAL LANDSCAPE AND HARDSCAPE



APPROVED ELEVATIONS



13

RiversideCA.gov

RECOMMENDATION

That the Planning Commission:

- **DETERMINE** that the project is consistent with the previously-certified Fox Plaza Environmental Impact Report; and
- **APPROVE** Planning Cases P16-0323 (Conditional Use Permit), P16-0324 (Variance) and P17-0196 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



14

RiversideCA.gov

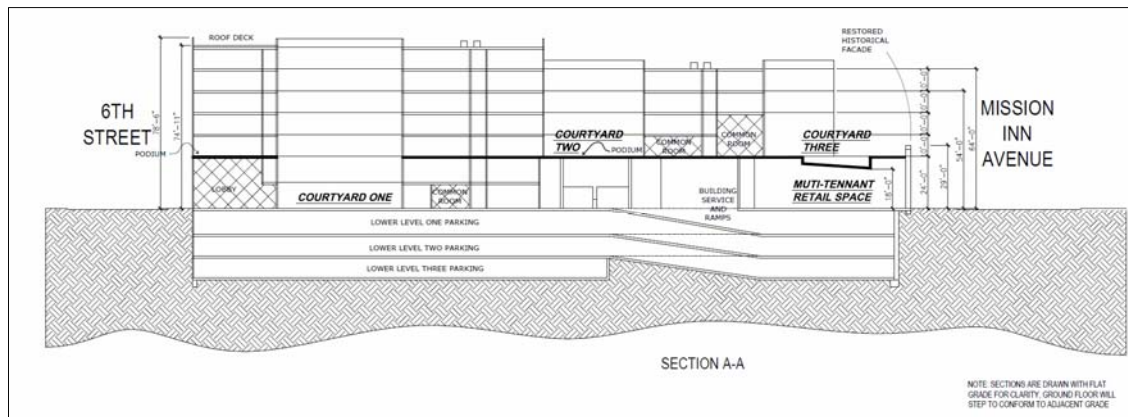
STALDER PLAZA



15

RiversideCA.gov

STALDER CROSS SECTION REFERENCE



16

RiversideCA.gov

CONCEPTUAL LANDSCAPE AND HARDSCAPE REFERENCE



17

RiversideCA.gov

CONCEPTUAL LANDSCAPE AND HARDSCAPE REFERENCE



18

RiversideCA.gov

GENERAL PLAN REFERENCE

